

SENATE BILL REPORT

2EHB 1835

As Reported By Senate Committee On:
Government Operations, February 23, 1996
Ways & Means, February 26, 1996

Title: An act relating to alterations to manufactured homes.

Brief Description: Revising standards relating to manufactured homes.

Sponsors: Representatives Schoesler, Basich, Kremen, Mitchell and Beeksma.

Brief History:

Committee Activity: Government Operations: 3/21/95, 3/30/95 [DPA]; 2/14/96, 2/23/96 [DPA, DNPA].

Ways & Means: 4/3/95 [DPA (GO)]; 2/26/96 [DPA (GO)].

SENATE COMMITTEE ON GOVERNMENT OPERATIONS

Majority Report: Do pass as amended.

Signed by Senators Haugen, Chair; Sheldon, Vice Chair; Goings, Hale, McCaslin and Winsley.

Minority Report: Do not pass as amended.

Signed by Senator Heavey.

Staff: Rod McAulay (786-7754)

SENATE COMMITTEE ON WAYS & MEANS

Majority Report: Do pass as amended by Committee on Government Operations.

Signed by Senators Rinehart, Chair; Loveland, Vice Chair; Bauer, Cantu, Drew, Finkbeiner, Fraser, Hargrove, Hochstatter, Johnson, Kohl, Long, McDonald, Pelz, Quigley, Roach, Sheldon, Snyder, Spanel, Strannigan, Sutherland, West, Winsley and Wojahn.

Staff: Bryon Moore (786-7726)

Background: The National Manufactured Home Construction and Safety Standards Act of 1974 governs the construction of manufactured homes. Federal law preempts the state from imposing additional standards or requirements on the construction, installation, or alteration of manufactured homes.

Under state law, the Department of Labor and Industries (L&I) must enact standards and inspect alterations made to manufactured homes, including the installation of wood stoves and fireplaces. The alterations must conform to federal standards and rules adopted by L&I.

In 1988, local jurisdictions (counties, cities and towns) were charged with the enforcement and inspection of federal and state installation standards regarding manufactured homes. Local jurisdictions are not specifically authorized to inspect or enforce standards regarding alterations to manufactured homes, or the installation or alteration of wood stoves and fireplaces in manufactured homes.

Summary of Amended Bill: A county, city or town may issue an alteration permit, conduct an inspection, and grant written approval of an installation of a wood stove or fireplace in a manufactured home if the installation does not affect the structural integrity of the home.

Amended Bill Compared to Original Bill: The bill as passed the House authorized counties and cities to enforce rules regarding all installations and alterations to manufactured homes, and installations and alterations of wood stoves in manufactured homes, including alterations involving structural and mechanical modifications.

Appropriation: None.

Fiscal Note: Available.

Effective Date: July 1, 1997.

Testimony For: This legislation responds to the desire of consumers to acquire and site manufactured homes.

Testimony Against: Manufactured homes involve different structural standards and materials. Standards are set by HUD and local inspectors are not familiar with these standards. Need training and transition mechanism. Would harm consumer because instead of one-stop permit and inspection process, the process is split between various jurisdictions. Should limit to non-electrical installations.

Testified: Ron Clarke, WA Manufactured Housing Assn. (pro); Blair Patrick, WA Assn. of Building Officials (con); Dan Sexton, WA State Assn. of Plumbers and Pipefitters (con). Karen Terwilliger, Pete Schmidt, Department of Labor and Industries.